

### **THIRD ~~SECOND~~ SUBSTITUTE ORDINANCE NO. BL2017-932**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County – a request for an Urban Design Overlay on various properties along Cowan Street, Cowan Court, and North 1st Street, bounded by the Cumberland River to the west east, I-65 to the north, I-24 to the east, and Jefferson Street to the south; zoned IG, MUG-A, MUI-A, and MUL (165.21), all of which is described herein (Proposal No. 2017UD-005-001).**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By making applicable the provisions for an Urban Design Overlay on various properties along Cowan Street, Cowan Court, and North 1st Street, bounded by the Cumberland River to the west east, I-65 to the north, I-24 to the east, and Jefferson Street to the south, being various Property Parcel Nos. as designated on the various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made mass rezoning of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded, or satisfied as specifically required:

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.
2. Comply with all conditions of Public Works and Traffic and Parking.
3. Prior to any final site plan approval, street cross-sections shall be determined and approved by Metro Planning and Public Works in accordance with the Major and Collector Street Plan.
4. All IG - Industrial General zoned properties at the time of the effective date of the Council Bill shall be allowed to develop under the IG zoning district standards and cannot utilize the standards of the River North UDO, until such time they are rezoned to a zoning district that is consistent with the land use policy.
5. All requirements of reviewing agencies shall be completed, bonded, or satisfied prior to the issuance of any permits.

Section 4. Be it further enacted, that a corrected copy of the amended UDO plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO

plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 5. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Scott Davis  
Member of Council